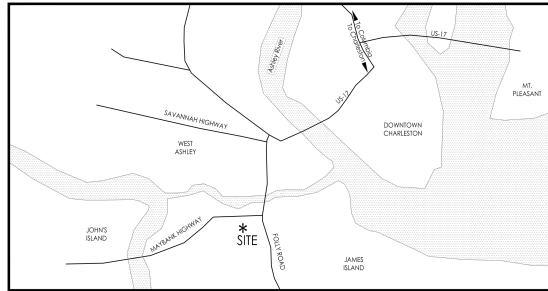


DEVELOPMENT GUIDELINES
FOR THE
MAYBANK PLANNED UNIT DEVELOPMENT
James Island, City of Charleston, South Carolina



City Project ID # _____

Approved _____, 2016

Prepared for:



AND

CPC James Island, LLC
3060 Peachtree Road
Suite 220
Atlanta, GA 30305
(Owner)

Prepared by:

HELLMAN YATES & TISDALE
ATTORNEYS AND COUNSELORS AT LAW

HELLMAN YATES & TISDALE, PA
105 BROAD STREET, THIRD FLOOR
CHARLESTON, SOUTH CAROLINA 29401
843 266-9099

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1.1 Relationship to the Zoning Ordinance

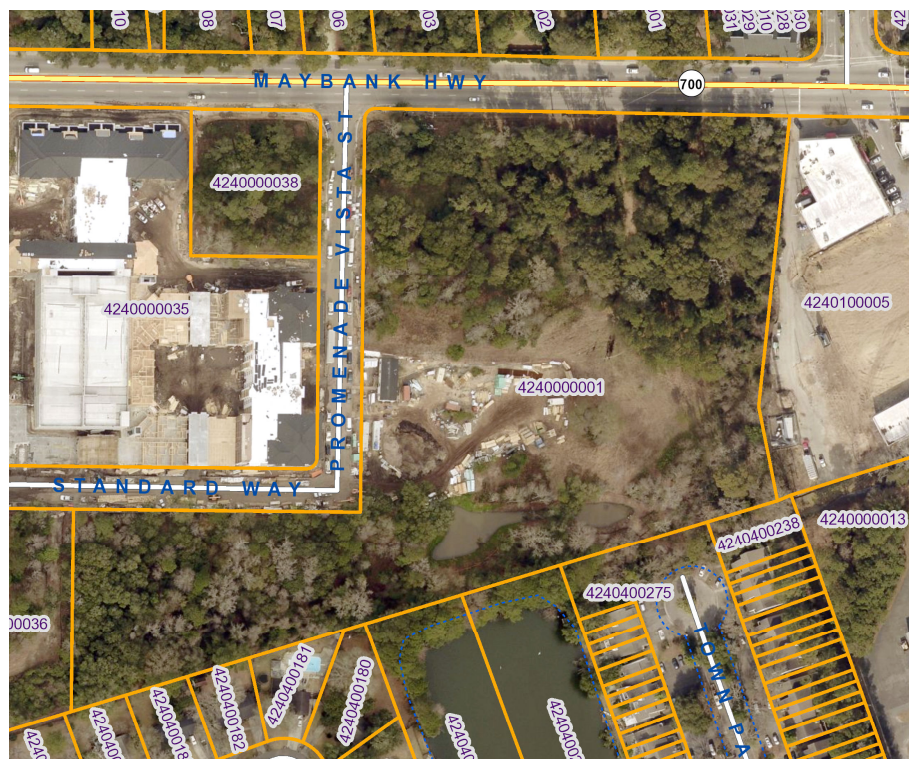
The Development Guidelines and Land Use Plan for the Maybank Planned Unit Development (PUD), attached hereto and made a part hereof, are part of the PUD Master Plan application submitted in accordance with the Zoning Ordinance of the City of Charleston, Article 2, Part 7 Sections 54-250, et seq. The Zoning Ordinance of the City of Charleston is incorporated herein by reference, except as amended herein.

No person shall erect or alter any building, structure, or sign on any tract of land or use any tract of land within the Maybank PUD except in conformance with these guidelines and regulations. Unless modified herein, definitions of terms used in the Maybank PUD Development Guidelines shall follow definitions listed in the Zoning Ordinance of the City of Charleston, as amended from time to time. Administration and enforcement of the adopted Maybank PUD Master Plan shall follow Article 9 of the Zoning Ordinance of the City of Charleston.

The Maybank PUD Master Plan was approved by Charleston City Council on _____ Ordinance Number _____.

1.2 Project Location, Location Map, and Description

The project site is located within the limits of the City of Charleston, South Carolina with a tax map number of 424-00-00-001. The project site consists of approximately 10.57 gross acres and is located on Maybank Highway and Promenade Vista Street as shown below.



1.3 Land Use Summary

The purpose of the Planned Unit Development District is to provide for the development of a planned integrated community which incorporates residential and certain commercial uses which primarily serve the inhabitants of the district and adjacent developments. This project meets the requirements for a Planned Unit Development by providing several different uses which are listed below:

Residential - The residential component of this development will allow for two different types of apartment and condominium type multi-family residential uses. These two types allow for differing heights and configurations to preserve the comparable street frontage heights along Maybank Highway while increasing building heights in the central portion of the development to preserve the natural character of the rear of the site.

Commercial - The commercial component of this development will allow for uses permitted in the City of Charleston Zoning Ordinance General Business, GB District unless specifically prohibited in Section 1.4.3.4., herein. Commercial uses are permitted in designated first floor areas of the residential districts.

Conservation and Usable Open Space - The conservation and usable open space component of this development will allow for the preservation of the natural character of the rear of the site and the retention of trees in use-restricted conservation designated areas in accordance with recorded covenants, while usable open space designated areas will allow for open green space areas usable by residents, guests, and commercial use patrons.

Having three different uses for this development meets the standards set for a Planned Unit Development.

The proposed land use is as follows:

(All acreages are approximate and subject to change)

Gross Land Area	10.57 Ac.
Conservation Open Space including Tree Save Area	3.28 Ac.
Salt Water Marsh	0.00 Ac.
Wetlands	0.00 Ac.
Combined Salt/Fresh Water Wetlands	0.00 Ac.
Minimum Dwelling Units	272 DU
Maximum Dwelling Units	279 DU
Net Developable Land	10.57 Ac.

1.4 Zoning Districts and Design

1.4.1 Residential Multi-Family 3 Story District

1. The Residential Multi-Family 3 Story district is identified in the areas depicted as Building 1000 and Building 2000 in the Master Plan and is intended to allow high density residential development that permits allowable commercial uses in designated areas.
2. Any structure shall be three (3) stories in height, not to exceed a maximum of fifty-five (55') feet as measured from the average curb on Maybank Highway adjacent to the project site to the nearest building eave in the district, and no less than would be necessary to allow for at least a nine (9') ceiling at each story using conventional construction materials.
3. There shall be no setback requirements or maximum lot occupancy requirements.
4. There shall be a parking requirement of 1.4 spaces per dwelling unit, a portion (no more than 20%) of which may be compact spaces. No off street loading shall be required.
5. The total of all conditioned space in the Residential Multi-Family 3 Story district and the Residential Multi-Family 4 Story district shall be at least 251,000 rentable square feet (measured from the conditioned interiors of rentable units).

1.4.2 Residential Multi-Family 4 Story District

1. The Residential Multi-Family 4 Story district is identified in the areas depicted as Building 3000 and Building 4000 in the Master Plan and is intended to allow high density residential development that permits allowable commercial uses in designated areas.
2. Any structure shall be four (4) stories in height, not to exceed a maximum of sixty (60') feet as measured from the average curb on Maybank Highway adjacent to the project site to the nearest building eave in the district, and no less than would be necessary to allow for at least a nine (9') ceiling at each story using conventional construction materials.
3. There shall be no setback requirements or maximum lot occupancy requirements.
4. There shall be a parking requirement of 1.4 spaces per dwelling unit, a portion (no more than 20% of which) may be compact spaces. No off street loading shall be required.
5. The total of all conditioned space in the Residential Multi-Family 3 Story district and the Residential Multi-Family 4 Story district shall be at least 251,000 rentable square feet (measured from the conditioned interiors of rentable units).

1.4.3 Commercial District

1. The Commercial District is designed to serve and enhance residential areas by providing a zoning district or overlay, as applicable, to allow for commercial uses in designated areas on first (ground) floors within residential districts. It is the intent to provide a zoning classification that will provide for those commercial uses which are compatible with and that compliment adjoining residential districts. Leasing and amenity uses shall be deemed commercial uses.
2. There shall be no setback requirements or maximum lot occupancy requirements, provided that a maximum of 5,000 square feet of the Commercial District shall exist in the Residential Multi-Family 3 Story District and 6,500 square feet of the Commercial District shall exist in the Residential Multi-Family 4 Story District. In no event shall the total commercial development exceed 7,500 square feet. Residential uses remain permitted uses in areas that are depicted as permitting commercial uses in residential areas.
3. There shall not be a parking requirement for commercial development. Off street loading and commercial parking shall be permitted in existing parking spaces.
4. The following uses, permitted under the City of Charleston's GB zoning district, shall be prohibited in the Commercial District: Agricultural Production; Agricultural Services; Fishing, Hunting and Trapping; Mining; Mini-Warehouse and Self Storage; Stables; Mobile Home Dealers; Automotive Dealers and Gasoline Service Stations; Cemeteries; Short-term Lender; Camps and Trailering Parks; Crematories; Equipment Rental and Leasing Services; and Automotive Repair, Services, and Garages.

1.4.4 Conservation Open Space District

The Conservation Open Space District will be used to preserve and enhance the natural character and existing landscape in accordance with existing recorded covenants. This will allow for reduced impact to the proliferation of grand trees while taking advantage of the topography and other existing site features. Conservation Open Space designated areas shall be limited in use and protected to conserve and maintain forested and scenic areas. The existing stormwater pond use shall be permitted in the Conservation Open Space District. Improvements, linear utilities and connections (such as stormwater pipes), new and modified outfall structures and drainage are permitted to be made to the existing stormwater pond. However no new stormwater ponds nor increases in the boundaries of the existing stormwater pond shall be permitted. The Conservation Open Space District shall not require parking. The Conservation Open Space District shall not be subdivided out of the parent parcel.

1.4.5 Usable Open Space District

Usable Open Space District is designed to have usable open space that allow for open green space areas usable for development gatherings and events for the use

of residents, guests, and commercial use patrons. The Usable Open Space District shall not require parking.

1.4.6 Design Requirements

Approval of any exterior improvements or changes to any development shall be submitted to the administrative officer for her or his approval.

1.5 Open Space

20% of the gross project acreage must be set aside as permanent open space ("Required Open Space"). Of this Required Open Space, 25% must be set aside as active use open land (Usable Open Space District). The purpose of this section is to describe the characteristics of open space land and uses allowed within permanent open space.

Open spaces designated on the Master Plan or identified during Site Plan approval shall be improved or conveyed as the development is developed. Potential uses of the Conservation Open Space District and Usable Open Space District are listed within this section.

The developers/owner shall be responsible for the maintenance of the open space. This may be transferred by means of the establishment of a homeowners association or neighborhood regime.

OPEN SPACE REQUIREMENT

2.114 acres of open space is required within the Planned Unit Development districts. Actual open space provided is as shown in the Appendix.

Usable Open Space District	0.529 ac.
(Outdoor spaces that are planned, designed and managed for ecological, recreational, cultural, and aesthetic purposes)	

Conservation Open Space District	1.59 ac.
----------------------------------	----------

Total Open Space Required	2.114 ac.
----------------------------------	------------------

1.6 Buffers and Landscaping

Buffers within the Planned Unit Development District shall be as follows:

1. Maybank Highway – 0' or none required.
2. Promenade Vista – Perimeter Vehicular per Ordinance Section 54-343.
3. East Side: 10' Type B Buffer with the same plant material requirement as a typical 15' type B Buffer).
4. Buffer along Residential DR-2F and SR-1: Undisturbed 25' with ability to augment with additional plant material and is part of the tree save area under recorded covenants.

Buffer areas should be preserved and protected during the construction process and existing vegetation should be augmented with new plant material as necessary to provide a consistent sense of spatial separation and effectively screen different land uses, zoning designations or roads visually.

Landscaping requirements for parking areas and parking lots shall meet the following requirements: Parking lot landscape islands shall be provided at a rate of one (1) landscape island for every ten (10) parking spaces. Each parking row shall terminate with landscape islands and no more than twelve (12) parking spaces shall be permitted in a continuous row without being interrupted by a landscape island.

All projects affected by the landscape and screening requirements shall submit a plan for review and approval by the Zoning Division. The plan shall be consistent with the requirements outlined in the City of Charleston Zoning Ordinance. Buffers shall not be required between the different Districts in the PUD. Buffer areas, where applicable and specifically depicted on exhibits hereto, shall be included in the Open Space calculations.

1.7 Tree Summary

All developments within the Planned Unit Development District, except as set forth herein, shall adhere to Article 16 of the City of Charleston Zoning Ordinance. The variance granted on December 7, 2011, that permitted the removal of certain trees shall be incorporated herein as a right. Any trees located outside of areas depicted as Tree Save Areas or Open Space may be removed.

1.8 Right of Ways and Sidewalks

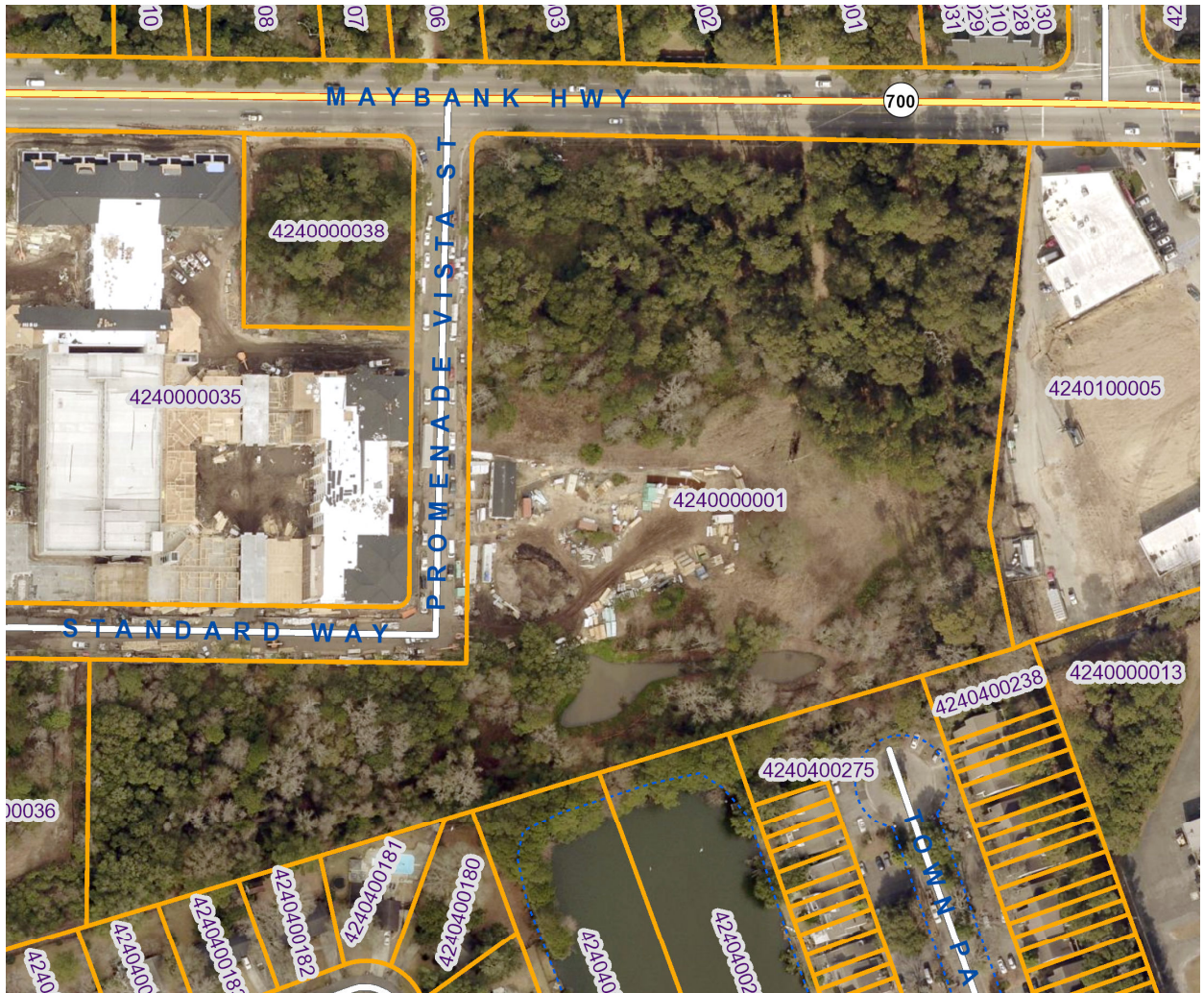
Public Right of Ways, if any, shall meet Street Design Requirements and Standards in the City of Charleston zoning code in Sec. 54-821. Sidewalks along Maybank Highway shall be eight (8') feet wide and shall include tree wells as approved by the administrative office and SCE&G. Sidewalks along Promenade Vista Way shall be four (4') feet wide.

1.9 Drainage Basin Analysis

Maybank PUD will be developed within the current stormwater management guidelines of the City of Charleston and South Carolina Department of Health and Environmental Control for water quality and quantity. Water quality and quantity is of the utmost importance.

The land contains no wetlands or critical area. The majority of the land is graded or wooded. The proposed project will include a drainage plan in accordance with the City requirements. The proposed drainage for the development will generally maintain the existing drainage pattern and may use a series of drainage boxes, pipes, swales, existing ponds, and underground detention. Conceptual stormwater management designs may call for the use of underground detention and drainage systems, submerged or otherwise, interfacing with existing facilities on the property to meet the City of Charleston Stormwater Design manual.

2. Tax Map.



3. LETTERS OF COORDINATION
A. SCE&G



September 9, 2015

Chip Dillard
Core Property Capital
3060 Peachtree Road
Suite 220
Atlanta, GA 30305

Re: TMS# 424-00-00-001 Charleston County, SC

Dear Mr. Dillard:

This letter will verify that South Carolina Electric and Gas Company has sufficient electric and natural gas capacity to serve the referenced parcel above. Electric and gas service will be provided in accordance with SCE&G's General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the Company's standard operating policies and procedures.

Please contact me at 843-576-8447 if you have any questions or if I may be of assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven M. Morillo". The signature is stylized with a large "S" and "M".

Steven M. Morillo
Customer Service Engineering

B. CHARLESTON WATER SYSTEM



PO Box B
Charleston, SC 29402
103 St. Philip Street (29403)

(843) 727-6800
www.charlestonwater.com

Board of Commissioners

Thomas B. Pritchard, Chairman
David E. Rivers, Vice Chairman
William E. Koopman, Jr., Commissioner
Mayor Joseph P. Riley, Jr. (Ex-Officio)
Councilmember Dean C. Riegel (Ex-Officio)

Officers

Kin Hill, P.E., Chief Executive Officer
Dorothy Harrison, Chief Administrative Officer
Wesley Ropp, CMA, Chief Financial Officer
Andy Fairey, Chief Operating Officer
Mark Cline, P.E., Capital Projects Officer

7/14/2015

Mr. Josh Lilly
Stantec
4969 Centre Pointe Dr., Ste. 200
North Charleston, SC 29418

Re: Water Availability to TMS #424-00-00-001 to serve 417 residential units & 22,500 sf commercial unit

Dear Mr. Lilly,

This letter is to certify our willingness and ability to provide water to the above referenced site in Charleston County, South Carolina. We currently have a 10" water main in the right-of-way of Maybank Hwy. and a four inch water main in the right-of-way of Fleming Rd. that your property may be served from. Please be advised that it will be necessary to connect the proposed mains into both existing mains according to Charleston Water System policy. This review does not supplant any other review as required by governing authorities and municipalities. It will of course be a developer responsibility to ensure there are adequate pressures and quantities on this line to serve this site with domestic water/fire flow and not negatively impact the existing developments. Please be advised any extensions or modification to the infrastructure as well as any additional fire protection will be a developer expense. All fees and costs associated with providing water service to this site will be a developer expense. This letter does not reserve capacity in the Charleston Water System infrastructure and it is incumbent upon the developer or his agent to confirm the availability herein granted past 12 months of this correspondence.

The Charleston Water System certifies the availability of service only insofar as its rights allow. Should access to our existing main/mains be denied by appropriate governing authorities, the Charleston Water System will have no other option than to deny service.

Please contact James Island PSD with wastewater service issues.

This letter is not to be construed as a letter of acceptance for operation and maintenance from the Department of Health and Environmental Control.

If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-6870.

Sincerely,

A handwritten signature in blue ink that reads "Cheryl Boyle".

Cheryl L. Boyle
Engineering Assistant
Charleston Water System
cc: file

C. AT&T



385 Meeting St Suite 322
Charleston, SC 29403

Tel: 843-722-5066
Fax: 843-722-5270

September 09, 2015

ATTN: Mr. Chip Dillard
Core Property Capital
3060 Peachtree Road
Suite 220
Atlanta, Georgia 30305

Re: Will Serve Letter – Verification of Available AT&T Services For:

Maybank Highway Multi-Family
1815 Maybank Hwy
Charleston, SC 29412

Dear Mr. Dillard

This is to verify that AT&T Southeast will provide underground voice, data, & video services to the planned development known as Maybank Highway Multi-family, 1815 Maybank Hwy, in Charleston, SC 29412 located within TMS #'s 424-00-00-001. Service to this project will be provided as a mixed use development, both commercial & residential.

The provisioning of this service is contingent upon receiving approved plans of the development with addresses approved by the 911 service center, granted utility easements either inside equipment room with controlled environment or a 10' X 10' site for a cabinet, handholes & cables, and proper lead time to design and install the services. Installation of these services will begin after the Power Company has completed installation of their facilities, the right of way is cleared of all obstacles, and the right of way has been graded to within six inches of final grade.

Plans should be submitted to AT&T, Attn: Mike Caruso 3246 Fortune Dr , N. Charleston, SC 29418 or email PDF file to mc0761@att.com. We would appreciate your acknowledgement of receipt of this letter and your approval of the above conditions. Please indicate your approval by signing this letter and returning in it to me either by mail or by fax to (843)-760-0163

Should you have any question or concerns, please contact me at (843) 552-3997.

Sincerely, *Mike Caruso*

Mike Caruso MGR-OSP Plng & Engrg Design

Approval: _____

D. JAMES ISLAND PSD

Wastewater Superintendent
David Hoffman



Maintenance and Operations
Supervisor
Jeff Cohen

Wastewater Department
James Island Public Service District

July 27, 2015

Stantec
Attn: Joshua Lilly, P.E.
4969 Centre Pointe Drive, Ste. 200
North Charleston, SC 29418


Re: TMS# 424-00-00-001
0 Maybank Hwy

Dear Mr. Lilly:

The James Island Public Service District (District) **does** have sewer service provided to the above referenced property. This property is in the City of Charleston. Any property that will be subdivided into 3 or more lots is considered a development. We will need to see a full set of engineering drawings of the proposed development for review and approval.

Please visit the District's web site at www.jipsd.org to view our Design, Guidelines and Standards. If you have any questions or need additional information, please call me at the District office at 843-762-5258.

Sincerely,

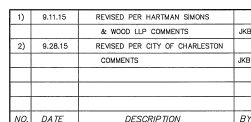

David J. Hoffman, Jr.
Wastewater Superintendent

c: Chris Seabolt, Fire Chief via email
Customer Service Department via email

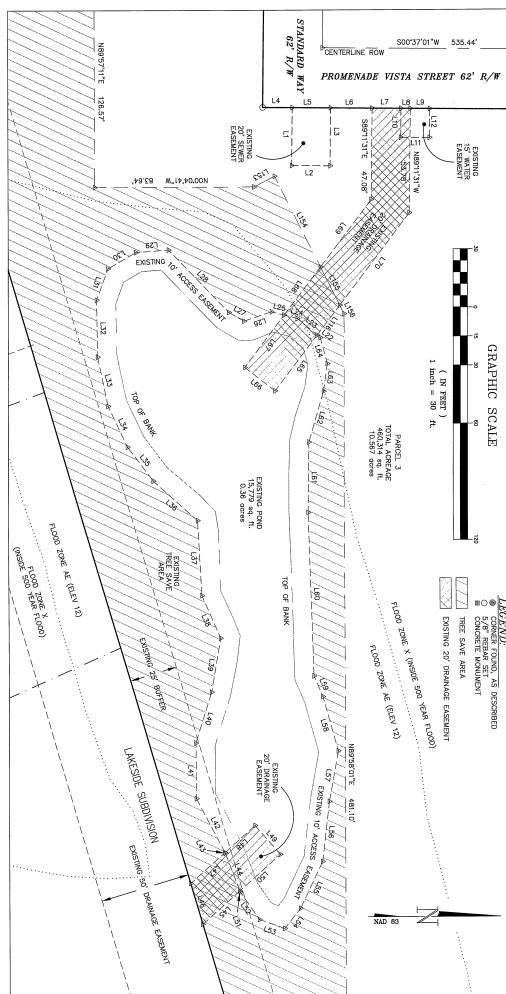
Please note: **This letter expires six (6) months from date of issuance**

4 APPENDIX

4.1 SURVEY



DATE:	8/28/2015	TITLE:	156133 PM
Book #:	L16	Do Type:	Large Print
Charlie Byrdard, Roglesher, Chritation County, SC			
			
Account Fee	\$10.00	City of Charleston	
Postage	\$0.00	ATTENTION: MICHAEL DINIZZO	
TOTAL:	\$10.00		
Drawer:	1		
Client:	201		
Location:	PROMENADE VISTA ST 2/2		

[illegible]

APPROVED PLAT

DATE 9-8-95

Robert M. H. PPH

ENGINEERING DIVISION
CITY OF CHARLESTON

[illegible]

NOTES

1. ANYTHING HOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAN IS FOR DESCRIBITIVE PURPOSES ONLY.
2. AREA DETERMINED BY COORDINATE (GND) METHOD.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAN ARE ONLY THOSE USED AND NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY

4. FLOOD ZONE AND FLOOD ELEVATION: THE FLOOD ZONE SHALL BE 500 YEAR FLOOD PLANE AND FLOOD ZONE SHALL BE SHARED UNDER THE 500 YEAR FLOOD PLANE AS DISTANCED FROM FLOOD PANEL NO. 4501800151. REVISED NOVEMBER 17, 2004.
5. BEARINGS ARE BASED ON SOUTH CAROLINA STATE PLANE NAD 83. (COORDINATES ARE (GROUND DISTANCES)
6. BUILDING SETBACKS SHOULD BE CONFORMED BY THE CITY OF CHARLESTON BEFORE
7. TREE PLANTING ARE REQUIRED TO BE PRESERVED PER CONDITIONS BY BZA ON 1/27/2011.

REFERENCES			
PLAT BOOK	PAGE	RECORDED	INDEXED
L15	0324-0325	7.23.15	
L15	0326	7.23.15	
SI2	0261	12.28.201	
CK	076	11.10.1992	
CA	065	08.16.1991	
AK	104	04.07.1971	
AX	118	06.06.1991	
AN	144	07.27.1997	
AV	094	10.10.1981	
S	035	12.23.1961	

UNRECORDED PLAT BY
FREDERICK E. LANDRUM
DATE: 08.26.2007
REVISED: 10.22.2007

TMS #424-00-00-001

TMS #424--00-00-00

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE,
INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON
WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS
OF THE STANDARD SPECIFICATIONS FOR LAND
SURVEYS IN NORTH CAROLINA, AND MEETS OR EXCEEDS
THE REQUIREMENTS FOR A CLASS "A" SURVEY AS
SPECIFIED THEREIN.

Philip R. Brown

PHILIP R. BROWN, JR.
P.L.S. No. 28697

A BOUNDARY SURVEY OF
TMS #424-00-00-001
PARCELS 3
OWNED BY JLW MAYBANK II, LLC.
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

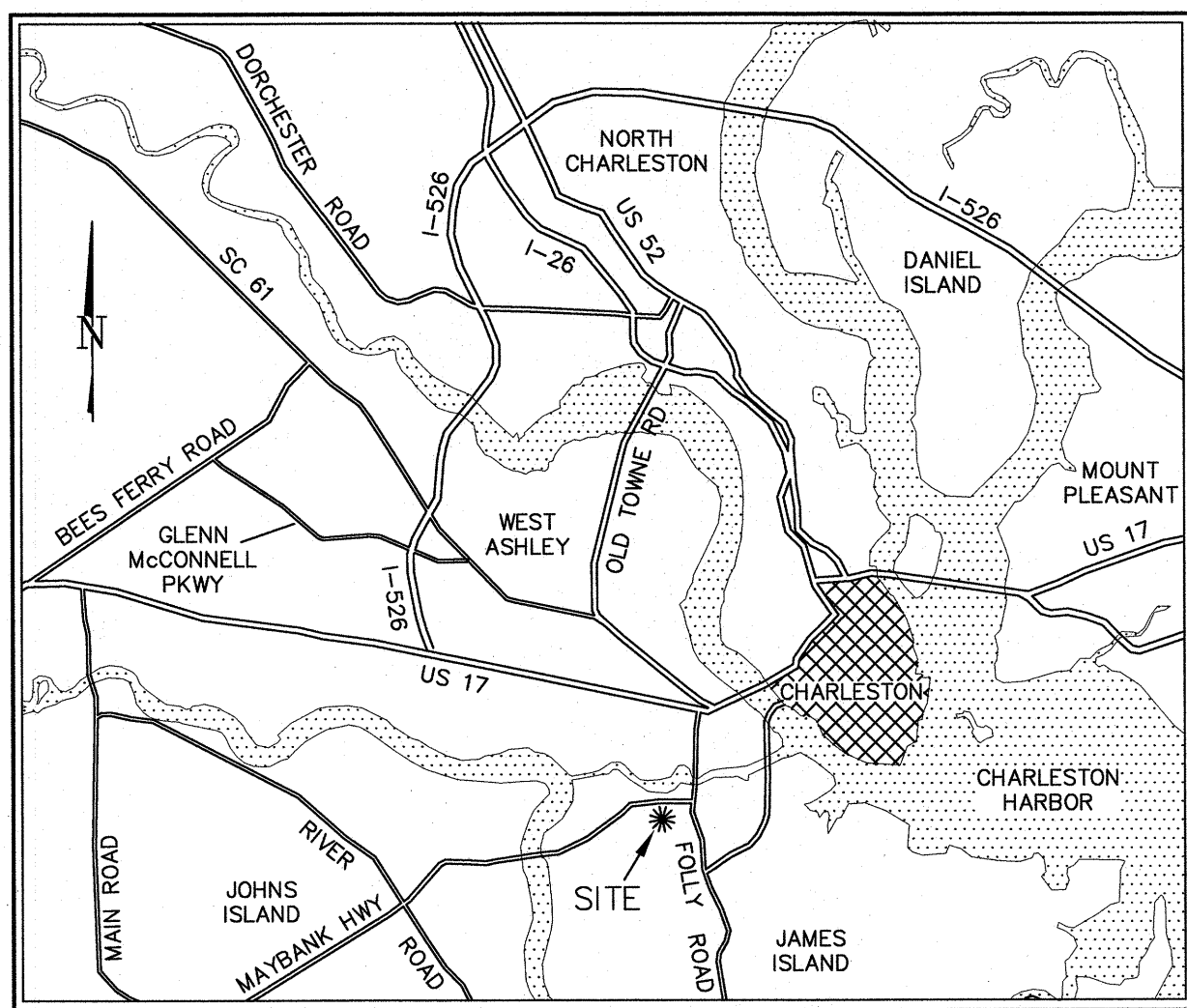
SWA
surveying

1035-B Jenkins Road
Charleston, SC 29407
(843) 795-9330

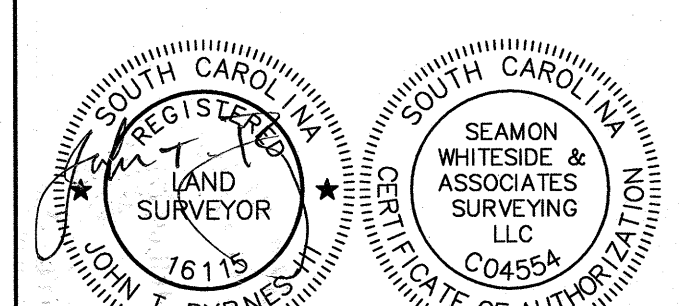
1)	9.11.15	REVISED PER HARTMAN SIMONS & WOOD LLP COMMENTS	JKE
2)	9.28.15	REVISED PER CITY OF CHARLESTON COMMENTS	JKE
NO.	DATE	DESCRIPTION	BY

DATE: 9/08/2015
DRAWN: JKB
CHECK: PRB
CC: JP
JOB: 12280
DWG: P3 boundary.dwg
SHEET: 2 OF 2

4.2 SURVEY WITH TREES



LOCATION MAP
N.T.S.



REFERENCES:

PLAT BOOK	PAGE	RECORDED
S12	0261	12.28.2012
CK	076	11.10.1992
CA	055	08.16.1990
AK	104	04.07.1978
AX	118	06.06.1983
AN	144	07.27.1979
AY	094	10.10.1983
S	035	12.23.1964

UNRECORDED PLAT BY
FREDERICK E. LANDRITH
DATED: 06/26/2006
REVISED: 10/22/2007

DHEC OCRM PERMIT #: SCR10R084

TMS #424-00-00-001

LEGEND:

- IRON FOUND, AS DESCRIBED
- 5/8" REBAR, SET
- WATER METER
- REDUCER
- SANITARY SEWER MANHOLE
- POWER POLE
- CATCH BASIN
- WATER VALVE
- FIRE HYDRANT
- JUNCTION BOX
- ELECTRIC BOX (AS DESCRIBED)

LEGEND:

- ▨ TREE SAVE AREA
- ▨ 20' DRAINAGE EASEMENT

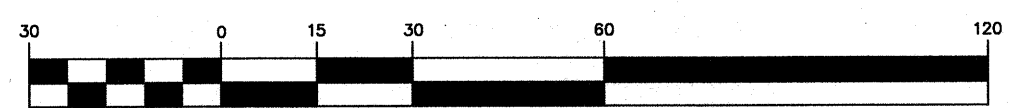
CURB INLET #1
RIM = 11.54'
I.E. IN (FROM 3) = 2.81'
I.E. IN (FROM 11) = 3.21'
I.E. OUT = 2.78'

CURB INLET #2
RIM = 11.06'
I.E. IN (FROM 1) = 3.98'
I.E. IN (FROM 12) = 3.98'
I.E. OUT = 3.98'

CURB INLET #3
RIM = 11.12'
I.E. IN (FROM 2) = 3.22'
I.E. IN (FROM 13) = 3.22'
I.E. OUT = 3.22'

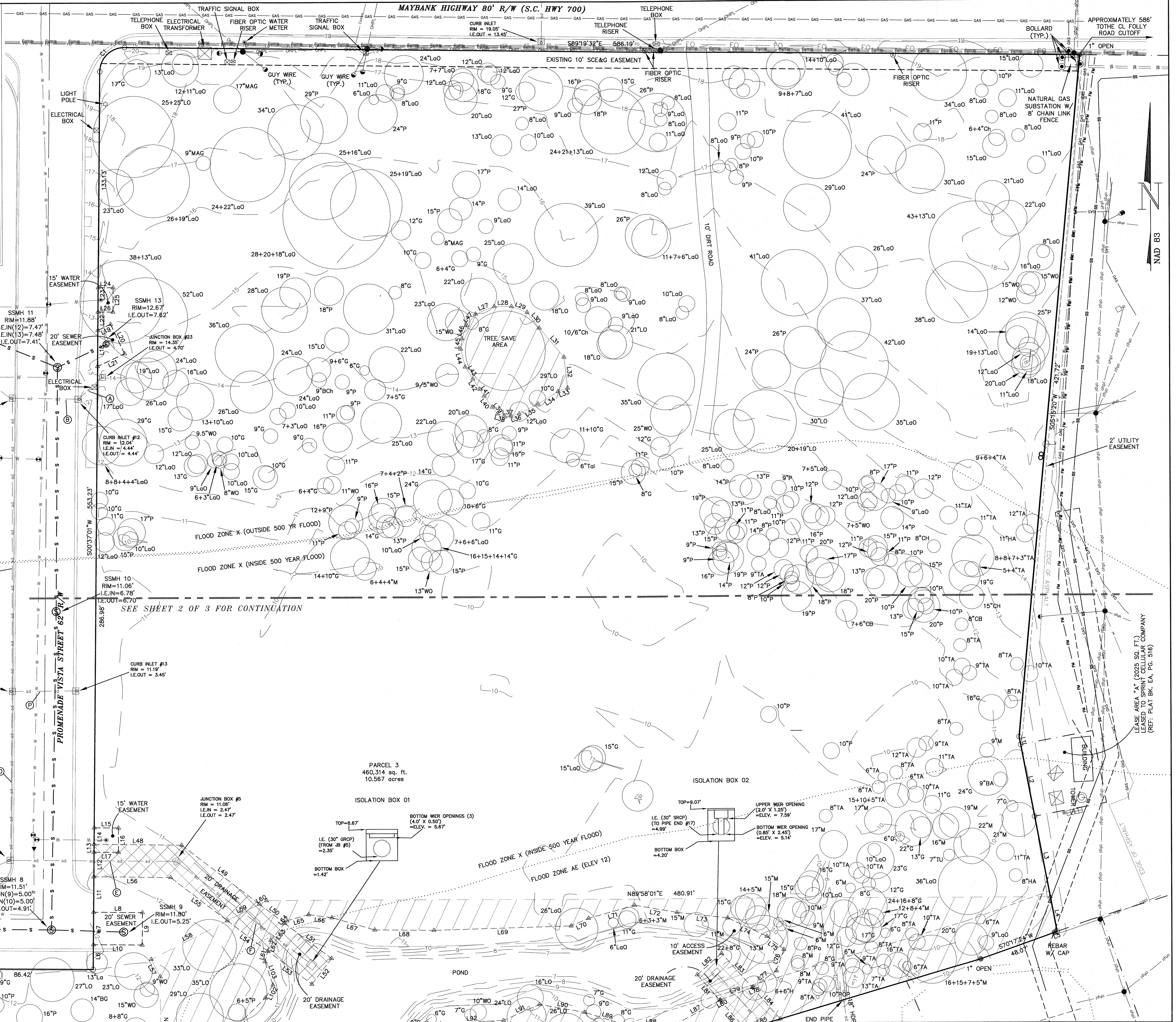
CURB INLET #4
RIM = 11.54'
I.E. IN (FROM 10) = 3.94'
I.E. IN (FROM 16) = 6.36'
I.E. OUT = 3.46'

GRAPHIC SCALE



TREE LEGEND:

- P = PINE
- M = MAPLE
- BG = BLACKGUM
- G = GUM
- O = OAK
- WO = WATER OAK
- Lo = LAUREL OAK
- LO = LIVE OAK
- MAG = MAGNOLIA
- PO = POPLAR
- CH = CHERRY
- BA = BAY
- TU = TUPELO
- CB = CHINA BERRY
- HA = HACKBERRY
- Lg = LAUREL
- RB = RIVER BIRCH
- CL = CHERRY LAUREL
- HO = HOLLY
- P = PINE
- TA = TALLOW
- BO = BLACK OAK



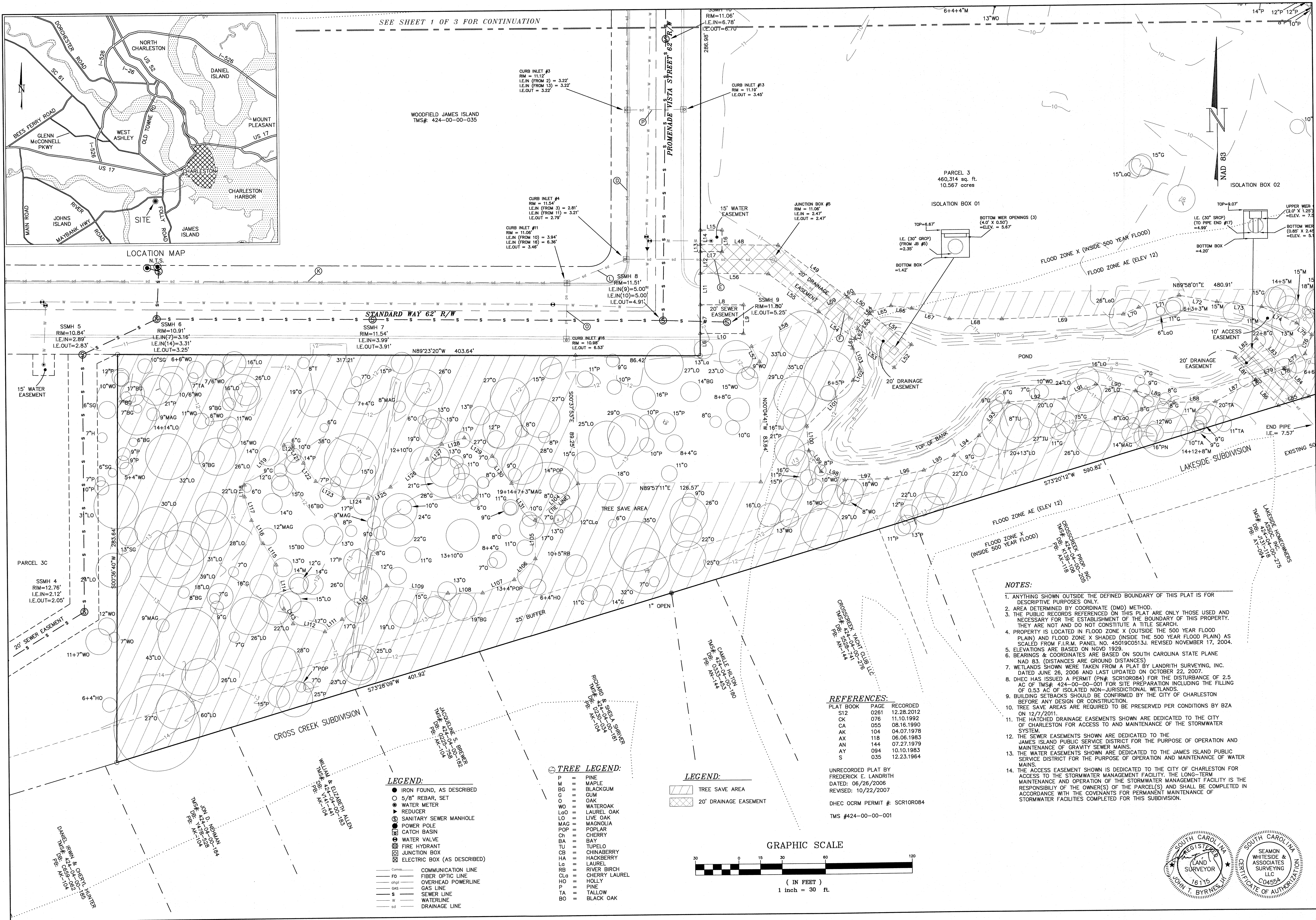
NO.	DATE	DESCRIPTION	BY

1035-B Jenkins Road
Charleston, SC 29407
(843) 795-9330

SWA
surveying LLC

A TREE AND TOPOGRAPHICAL SURVEY OF
PARCEL 3
TMS #424-00-00-001
OWNED BY JLM MAYBANK II, LLC.
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: 6/24/2015
DRAWN: JKB
CHECK: PRB
CC: JP
JOB: 15109
DWG: TT.dwg
SHEET: 1 OF 3



SEE SHEET 1 OF 3 FOR CONTINUATION

WOODFIELD JAMES ISLAND
TMS# 424-00-00-035

LOCATION MAP

STANDARD WAY 62' R/W

SSMH 5
RIM=10.84'
I.E.IN=2.83'
I.E.OUT=2.83'

SSMH 6
RIM=10.91'
I.E.IN(7)=3.16'
I.E.IN(14)=3.31'
I.E.OUT=3.25'

SSMH 7
RIM=11.54'
I.E.IN=3.99'
I.E.OUT=3.91'

SSMH 8
RIM=11.51'
I.E.IN(9)=5.00'
I.E.IN(10)=5.00'
I.E.OUT=4.91'

SSMH 9
RIM=11.80'
I.E.OUT=5.25'

SSMH 4
RIM=12.76'
I.E.IN=2.12'
I.E.OUT=2.05'

CURB INLET #3
RIM = 11.12'
I.E.IN (FROM 2) = 3.22'
I.E.IN (FROM 13) = 3.22'
I.E.OUT = 3.22'

CURB INLET #4
RIM = 11.06'
I.E.IN (FROM 3) = 2.81'
I.E.IN (FROM 11) = 3.21'
I.E.OUT = 2.79'

CURB INLET #11
RIM = 11.06'
I.E.IN (FROM 10) = 3.94'
I.E.IN (FROM 16) = 6.36'
I.E.OUT = 3.46'

CURB INLET #8
RIM = 10.98'
I.E.OUT = 6.53'

CURB INLET #3
RIM = 11.19'
I.E.OUT = 3.45'

JUNCTION BOX #5
RIM = 11.08'
I.E.IN = 2.47'
I.E.OUT = 2.47'

PARCEL 3
460,314 sq. ft.
10.567 acres

ISOLATION BOX 01

ISOLATION BOX 02

FLOOD ZONE X (INSIDE 500 YEAR FLOOD)

FLOOD ZONE AE (ELEV 12)

POND

20' DRAINAGE EASEMENT

10' ACCESS EASEMENT

20' DRAINAGE EASEMENT

10' ACCESS EASEMENT

20' DRAINAGE EASEMENT

10' ACCESS EASEMENT

20' DRAINAGE EASEMENT

10' ACCESS EASEMENT

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10' ACCESS EASEMENT

20' DRAINAGE EASEMENT

10' ACCESS EASEMENT

20' DRAINAGE EASEMENT

10' ACCESS EASEMENT

20' DRAINAGE EASEMENT

NOTES:

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2. AREA DETERMINED BY COORDINATE (DMD) METHOD.
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9. BUILDING SETBACKS SHOULD BE CONFIRMED BY THE CITY OF CHARLESTON BEFORE ANY DESIGN OR CONSTRUCTION.
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AN	144	07.27.1979
AY	094	10.10.1983
S	035	12.23.1964

UNRECORDED PLAT BY
FREDERICK E. LANDRITH
DATED: 06/26/2006
REVISED: 10/22/2007

DHEC OCRM PERMIT #: SCR10R084

TMS #424-00-00-001

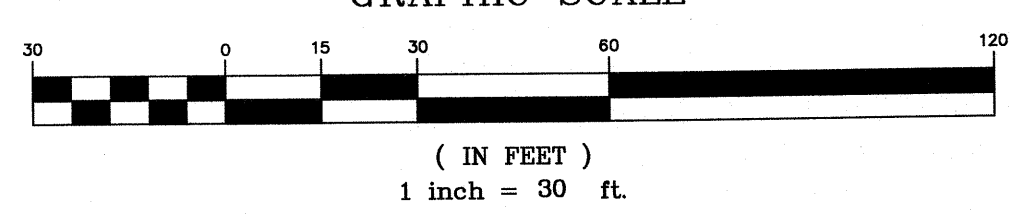
TREE LEGEND:

- P = PINE
- M = MAPLE
- BG = BLACKGUM
- G = GUM
- O = OAK
- WO = WATEROAK
- LO = LAUREL OAK
- LO = LIVE OAK
- MAG = MAGNOLIA
- POP = POPLAR
- CH = CHERRY
- BA = BAY
- TU = TUPELO
- CB = CHINABERRY
- HA = HACKBERRY
- LA = LAUREL
- RB = RIVER BIRCH
- CL = CHERRY LAUREL
- LO = HOLLY
- P = PINE
- TA = TALLOW
- BO = BLACK OAK

LEGEND:

- Tree Save Area
- 20' Drainage Easement

GRAPHIC SCALE



LEGEND:

- IRON FOUND, AS DESCRIBED
- 5/8" REBAR, SET
- WATER METER
- REDUCER
- SANITARY SEWER MANHOLE
- POWER POLE
- CATCH BASIN
- WATER VALVE
- FIRE HYDRANT
- JUNCTION BOX
- ELECTRIC BOX (AS DESCRIBED)

- COMMUNICATION LINE
- FIBER OPTIC LINE
- OVERHEAD POWERLINE
- GAS LINE
- SEWER LINE
- WATERLINE
- DRAINAGE LINE

NO.	DATE	DESCRIPTION	BY

1035-B Jenkins Road
Charleston, SC 29407
(843) 795-9330

SWA surveying LLC

A TREE AND TOPOGRAPHICAL SURVEY OF
PARCEL 3
TMS #424-00-00-001
OWNED BY JLM MAYBANK II, LLC.
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: 6/24/2015
DRAWN: JKB
CHECK: PRB
CC: JP
JOB: 15109
DWG: TT.dwg
SHEET: 2 OF 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 11°28'19" E	4.88'
L2	S 10°46'19" E	45.00'
L3	S 10°46'19" E	50.49'
L4	S 10°46'19" E	21.75'
L5	S 70°17'24" W	1.70'
L6	N 00°36'28" E	15.50'
L7	N 00°36'28" E	20.00'
L8	S 89°23'32" E	29.91'
L9	S 00°36'28" W	20.00'
L10	N 89°23'32" W	29.91'
L11	N 00°36'28" E	21.83'
L12	N 00°39'04" E	15.09'
L13	N 00°28'30" E	4.91'
L14	N 00°41'09" E	10.09'
L15	S 89°27'17" E	14.92'
L16	S 00°32'43" W	15.00'
L17	S 89°27'17" E	14.94'
L18	N 00°37'01" E	22.21'
L19	S 84°50'24" W	8.65'
L20	N 25°09'36" W	20.00'
L21	N 64°50'24" E	18.31'
L22	N 00°39'59" E	11.27'
L23	N 00°36'28" E	15.00'
L24	S 89°27'17" E	9.14'
L25	S 00°32'43" W	15.00'
L26	S 89°27'17" E	9.16'
L27	S 68°05'08" W	12.47'
L28	N 89°53'29" W	10.46'
L29	N 69°31'38" W	10.28'
L30	N 37°33'27" W	12.17'
L31	N 40°08'48" W	23.43'
L32	N 06°30'33" W	19.11'
L33	N 69°16'01" E	6.19'
L34	N 58°14'06" E	14.59'
L35	N 62°28'42" E	13.05'
L36	N 74°35'40" E	5.14'
L37	S 89°53'29" E	4.13'
L38	S 71°28'04" E	4.35'
L39	S 38°34'11" E	5.29'
L40	S 35°39'48" E	8.48'
L41	S 33°39'57" E	4.96'
L42	S 33°01'13" E	7.56'
L43	S 32°06'15" E	8.78'
L44	S 13°56'12" E	11.34'
L45	S 07°32'42" W	6.38'
L46	S 18°33'18" W	8.70'
L47	S 38°47'13" W	8.81'
L48	N 89°11'31" W	53.78'
L49	N 52°31'22" W	59.94'
L50	N 52°31'22" W	19.45'
L51	S 52°31'22" E	36.18'
L52	S 37°28'38" W	20.00'
L53	S 52°31'22" E	33.97'
L54	S 52°31'22" E	31.19'
L55	S 52°31'22" E	43.78'
L56	S 89°11'31" E	47.08'
L57	N 27°01'28" W	12.01'
L58	N 82°58'32" E	52.60'
L59	N 62°58'32" E	22.16'
L60	N 62°58'32" E	4.93'
L61	S 14°40'30" W	6.80'
L62	S 14°40'30" W	7.17'
L63	S 39°55'07" W	13.40'
L64	S 39°55'07" W	2.13'
L65	S 74°33'23" W	13.84'
L66	N 82°06'19" W	14.42'
L67	N 73°41'36" W	27.30'
L68	N 89°19'40" W	36.38'
L69	S 88°15'09" W	84.25'
L70	S 66°39'07" W	11.69'
L71	S 74°00'04" W	29.16'
L72	N 79°45'51" W	26.53'
L73	N 83°23'20" W	31.25'
L74	N 84°21'09" W	26.75'
L75	N 51°29'16" W	13.29'
L76	N 19°15'39" E	14.05'
L77	N 54°48'50" E	17.33'
L78	N 68°48'29" E	0.76'
L79	N 68°48'29" E	20.91'
L80	N 61°51'28" E	0.39'
L81	S 41°24'29" E	21.12'
L82	S 48°35'31" W	20.00'
L83	S 41°24'29" E	28.43'
L84	N 41°24'29" W	25.96'
L85	N 73°20'12" E	22.02'
L86	S 41°24'29" E	24.06'
L87	N 61°51'28" E	31.64'
L88	N 89°34'40" E	28.68'
L89	S 72°40'12" E	27.61'
L90	N 79°56'01" W	28.22'

LINE TABLE		
LINE	BEARING	DISTANCE
L91	S 66°08'40" W	24.07'
L92	S 86°56'17" W	38.62'
L93	N 41°20'51" E	30.94'
L94	N 52°31'40" E	22.19'
L95	N 64°16'32" E	23.34'
L96	N 77°51'33" E	26.95'
L97	N 89°04'26" E	29.41'
L98	S 69°42'19" E	17.22'
L99	S 30°00'38" E	16.75'
L100	S 04°20'49" E	17.25'
L101	S 45°35'11" W	45.20'
L102	S 30°02'43" W	9.21'
L103	S 18°21'45" E	15.22'
L104	S 50°12'58" W	39.01'
L105	N 00°06'31" E	26.98'
L106	N 45°06'31" E	20.59'
L107	N 67°48'57" E	23.84'
L108	S 89°53'29" E	24.04'
L109	S 82°40'38" E	42.75'
L110	N 53°25'27" E	38.79'
L111	N 54°35'20" E	14.59'
L112	S 75°31'09" E	22.77'
L113	S 30°38'37" E	12.17'
L114	S 09°21'36" E	30.94'
L115	S 31°01'51" E	17.50'
L116	S 26°04'05" E	17.95'
L117	S 15°45'07" E	17.04'
L118	S 00°06'31" W	8.33'
L119	S 45°06'31" W	39.98'
L120	N 89°53'29" W	6.22'
L121	N 28°57'44" W	14.55'
L122	N 33°35'57" W	15.29'
L123	N 58°12'25" W	22.60'
L124	N 89°53'29" W	16.97'
L125	S 63°58'37" W	17.32'
L126	S 53°03'46" W	31.89'
L127	S 45°06'31" W	14.79'
L128	S 74°51'48" W	16.12'
L129	N 56°24'49" W	23.05'
L130	N 34°33'38" W	23.36'
L131	N 32°01'17" W	30.03'

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	15.00'	23.58'	15.02'	21.22'	S 45°38'44" W
					90°03'27"

DRAINAGE PIPE CHART				
PIPE	SIZE (IN.)	TYPE OF PIPE	LENGTH (FT.)	SLOPE (%)
A	24"	SRCP	18'	1.44%
B	24"	GRCP	43'	1.06%
C	24"	GRCP	180'	0.42%
D	24"	GRCP	103'	0.40%
E	30"	GRCP	103'	0.31%
F	30"	GRCP	105'	0.11%
K	24"	GRCP	390'	0.41%
L	24"	GRCP	39'	0.64%
O	18"	GRCP	45'	0.38%
P	18"	GRCP	43'	0.53%

NOTES:

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UNRECORDED PLAT BY
FREDERICK E. LANDRITH
DATED: 06/26/2006
REVISED: 10/22/2007

DHEC OCRM PERMIT #: SCRI0R084

TMS #424-00-00-001

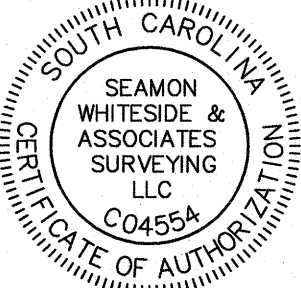
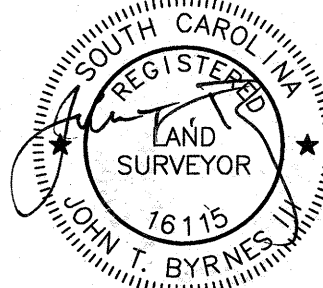
LEGEND:

- IRON FOUND, AS DESCRIBED
- 5/8" REBAR, SET
- WATER METER
- REDUCER
- SANITARY SEWER MANHOLE
- POWER POLE
- CATCH BASIN
- WATER VALVE
- FIRE HYDRANT
- JUNCTION BOX
- ELECTRIC BOX (AS DESCRIBED)

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- FIBER OPTIC LINE
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- Lg = LAUREL
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- ClO = CHERRY LAUREL
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- TA = TALLOW
- BO = BLACK OAK



A TREE AND TOPOGRAPHICAL SURVEY OF
PARCEL 3
TMS #424-00-00-001
OWNED BY JMW MAYBANK II, LLC.
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

1035-B Jenkins Road
Charleston, SC 29407
(843) 795-9330
DWA surveying LLC

NO.	DATE	DESCRIPTION	BY

DATE: 6/24/2015
DRAWN: JKB
CHECK: PRB
CC: JP
JOB: 15109
DWG: TT.dwg
SHEET: 3 OF 3

4.3 MASTER PLAN

4.3.1 Conceptual Site Master Plan

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2016/06/10 10:03 AM By: Lilly, Josh

NOTES:

1. TMS# 424-00-00-001
2. TOTAL ACREAGE 10.57 ACRES
3. ZONING: PUD
4. PROPOSED USE: NEW MULTI-FAMILY COMPLEX, COMMERCIAL USES, & CONSERVATION OPEN SPACE
5. SETBACKS:
 - 5.1. FRONT (MAYBANK HIGHWAY): 10'
 - 5.2. SIDE (PROMENADE VISTA): 5'
 - 5.3. SIDE (JAMES ISLAND SHOPPING CENTER): 10'
 - 5.4. REAR: 25'
6. BUFFER REQUIREMENTS:
 - 6.1. BUFFER ALONG MAYBANK: 0'
 - 6.2. BUFFER (PROMENADE VISTA): PER SECTION 54-343
 - 6.3. BUFFER SIDE (JAMES ISLAND SHOPPING CENTER): 10', TYPE B
 - 6.4. BUFFER ALONG RESIDENTIAL DR-2F AND SR-1: UNDISTURBED 25', AUGMENTED BY STAFF RECOMMENDATION
7. RESIDENTIAL DENSITY:
 - 7.1. 279 DWELLING UNITS MAXIMUM, 272 MINIMUM
8. PARKING: REQUIRED PARKING: 1.40 SPACES PER UNIT
9. OPEN SPACE REQUIRED:
 - 9.1. 20% OF THE PARCEL - 2.11 AC
 - 9.2. 25% OF THE 20% OPEN SPACE TO BE USABLE - 0.52 AC

MAYBANK HIGHWAY



10' BUFFER

TMS#424-00-00-005
JAMES ISLAND SHOPPING
CENTER
ZONE: GB

PROMENADE VISTA STREET

TMS#424-00-00-035
JAMES ISLAND APARTMENTS
STANDARD APARTMENTS
ZONE: GP

TMS#424-00-00-038
JLW MAYBANK II LLC

STANDARD WAY

25'
BUFFER

TMS# 424-00-00-205
CROSSCREEK PROPERTIES, INC.
ZONE: DR-2F

TMS# 424-00-00-275
LAKESIDE HOMEOWNERS
ASSOCIATION, INC.
ZONE: DR-2F

TMS# 424-00-00-298
JAMES ISLAND CHRISTIAN
CHURCH
ZONE: DR-2F

TMS# 424-00-00-276
CROSSCREEK YACHT
CLUB, LLC
ZONE: DR-2F

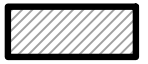
TMS# 424-00-00-180
CRIMMIE HILL ON
ZONE: SR-1

TMS# 424-00-00-181
RICHARD & SHEILA
SPRINGER
ZONE: SR-1

TMS# 424-00-00-192
JACQUELINE S. BREWER
ZONE: SR-1

TMS# 424-00-00-193
WILLIAM & ELIZABETH
ALLEN
ZONE: SR-1

TMS# 424-00-00-194
JUDY NEWMAN
ZONE: SR-1



COMMERCIAL DISTRICT (FIRST STORY ONLY)

ORIGINAL SHEET - ANSI B

JUNE, 2016
178420676



4969 Centre Pointe Dr, Suite 200
North Charleston, SC 29418

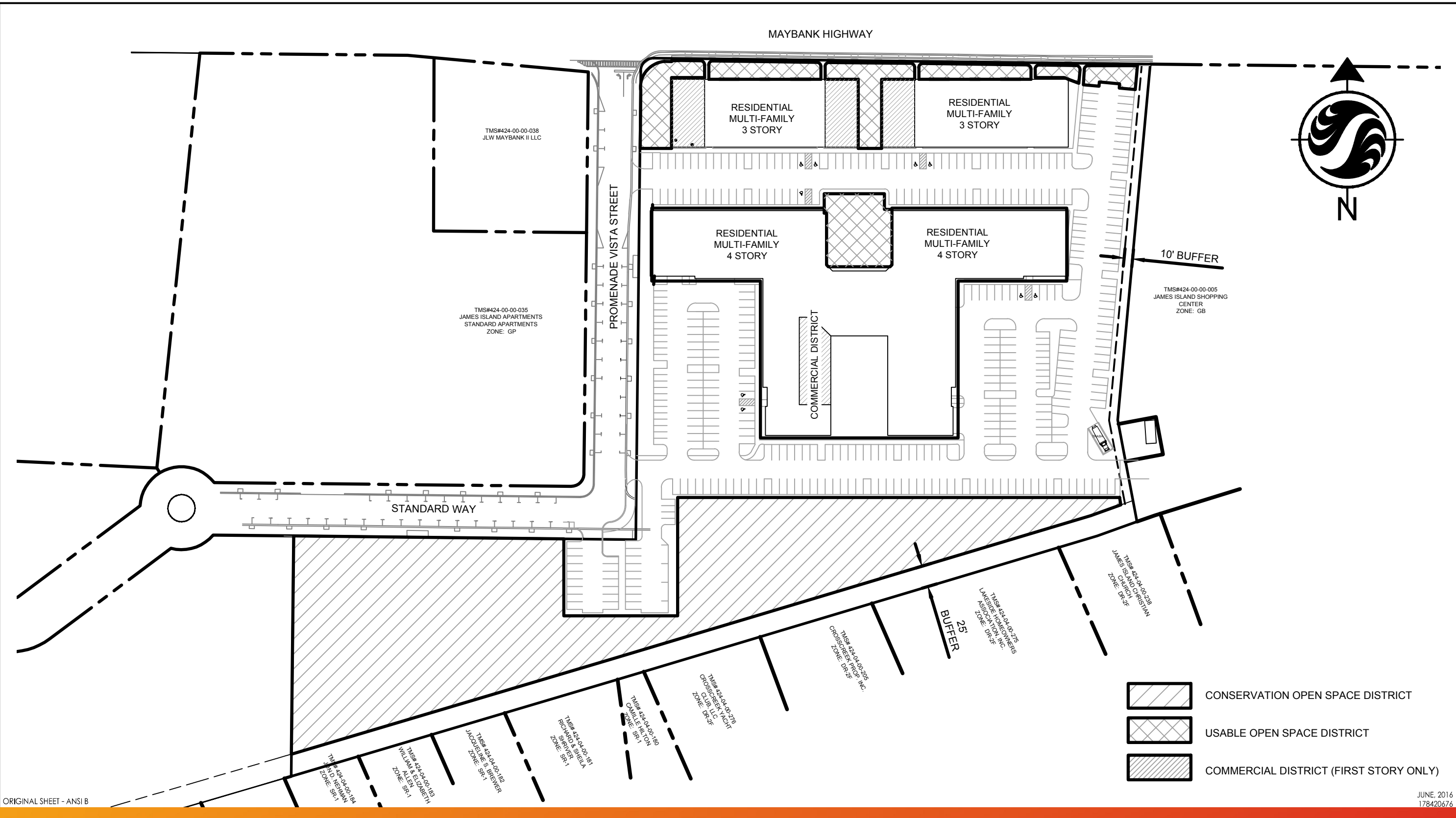
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Notes

Client/Project
CORE PROPOERTY CAPITAL
MAYBANK MULTI-FAMILY
CITY OF CHARLESTON
Figure No.
1.0
Title
CONCEPTUAL SITE MASTER PLAN

4.3.2 Zoning District

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2016/06/10 10:03 AM By: Lilly, Josh



ORIGINAL SHEET - ANSI B

JUNE, 2016
178420676



4969 Centre Pointe Dr, Suite 200
North Charleston, SC 29418

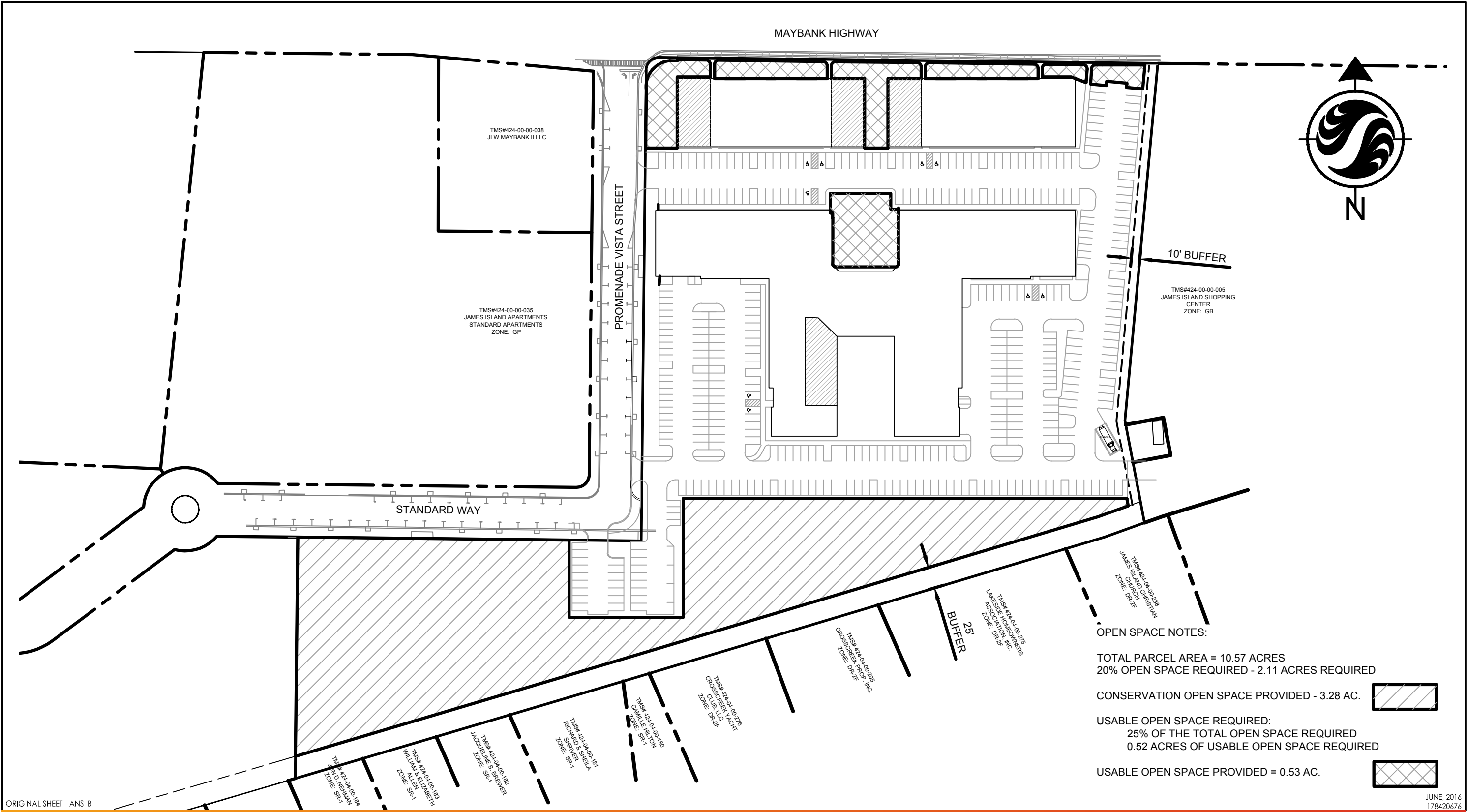
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Notes

Client/Project
CORE PROPOERTY CAPITAL
MAYBANK MULTI-FAMILY
CITY OF CHARLESTON
Figure No.
2.0
Title
ZONING DISTRICT EXHIBIT

4.3.3 Open Space

V:\1784\active\178420676-maybank Urban Land\drawings\20160603_PUD_EXHIBIT\PUID.dwg
2016/06/10 10:03 AM By: Lilly, Josh



4969 Centre Pointe Dr, Suite 200
North Charleston, SC 29418

Legend

Notes

Client/Project
CORE PROPOERTY CAPITAL
MAYBANK MULTI-FAMILY
CITY OF CHARLESTON
Figure No.
3.0
Title
OPEN SPACE EXHIBIT

5. TRAFFIC IMPACT ANALYSIS

Traffic Impact Analysis. Because of the reduction in developable residential units and commercial space effectuated by the Maybank PUD as compared to the allowable density the Property's existing Gathering Place zoning permits, the Department of Traffic and Transportation and the Department of Planning, Preservation and Sustainability have determined, during the PUD Pre-Application Plan review, that the potential impact the Maybank PUD is anticipated to have substantially less impact on the existing transportation infrastructure than the entitled Gathering Place development would have. Technical Review Committee requirements for traffic impact studies for any modification to the Site Plan and Master Plan as to increases in the buildable density and uses shall still apply. A copy of the traffic impact analysis is attached hereto and incorporated herein by reference.